

REPUBLIC TOWNSHIP PLANNING COMMISSION MEETING  
7:00 P.M. Monday, December 12, 2011  
Republic Township Hall

1. The meeting was Called To Order by Chairperson Dan Mitchell at 6:58 P.M.
2. Members Present: James Brennan, Bill Bergin, Tom Feldhusen, Dan Mitchell and Tom Sandblom via telephone, and Terry Knapp the Township Zoning Administrator.
3. Approval Of The Agenda: It was moved by Jim Brennan and seconded by Bill Bergin to approve the agenda for tonight's meeting. The motion passed.
4. Jim Brennan made a motion to Approve The Minutes Of The November 14, 2011 Planning Commission Meeting. The motion was seconded by Tom Feldhusen. The motion passed.
5. Public Comment: None.
6. Communications: Chairperson Dan Mitchell distributed a copy of a letter dated November 16, 2011, he sent to Mr. Steve Nesbit of the Chief Lake Wilderness Youth Camp. This communication stated that "Once the boundaries of the 13.5 acres were determined (at the September meeting) and confirmed, the remainder of the property was to conform to the accepted uses of a WR-1 parcel. That has been re-enforced several times during conversations held at the regular Planning Commission meetings and formally stated in the Minutes of the September Commission meeting, which were approved at the October 17, 2011 meeting".

Contract from CUPPAD: Dan Mitchell reminded the Planning Commission (P.C.) that about one year ago we commissioned CUPPAD to reformulate all the Township Zoning Ordinances. Dan was recently notified from Michelle at CUPPAD that the Republic Township Supervisor put the project on hold. Dan Mitchell indicated he had no idea why this happened. He requested Michelle from CUPPAD to put together a contract for Technical Services for completing the job that our P.C. authorized CUPPAD to do. At tonight's meeting, Dan did have a contract signed by the Executive Director of CUPPAD, for twenty-five hours of work at \$59.00 an hour, for a total of one thousand four hundred seventy five dollars and no cents (\$1,475.00). Dan Mitchell reminded the P.C. that the ordinances are presently in terrible shape. In its present format, they would not pass an audit by the State. Some ordinances are dated, some are not. In some places the wording is incorrect. The numbering systems are confusing.

The Planning Commission did straighten out the Zoning Ordinance Numbering System, but the only way it can be done correctly, is to have all the Zoning Ordinances retyped into one version, and then we will need to have a Public Hearing on all of the Ordinances. Chairperson Mitchell reminded everyone that none of the contents will be changing. CUPPAD will type them word for word in a standard recognized format by the State. Tom Sandblom then made a motion that the P. C. support this contract, and submit it to the Township Board for their approval and payment of the fee for the service. The motion was seconded by Jim Brennan. The motion passed.

Dan Mitchell indicated that once we get this material back from CUPPAD,, and complete the Public Hearing, then we will have one Ordinance Book, where we now have three Ordinance Books. The new Ordinance book will be sequentially numbered, the way it should be.

7. Committee Reports:

- A) Zoning Ordinance Sub Committee: Nothing to report at this time;
- B) Parks & Recreation: Dan Mitchell reminded the P.C. that our Recreational Plan is about to expire. Jim Brennan volunteered to take this challenge on and have a plan ready to be presented by the January 18, 2012 P.C. meeting.
- C) Community Services: Tom Feldhusen reported that the Community Services Organization held their annual Christmas party. Eight-one children registered and participated. This is a wonderful community event and everyone seemed to enjoy themselves. More children participated this year than last year.
- D) RM School: Tom Feldhusen reported that on Wednesday, December 14<sup>th</sup>, the school will be having the Christmas Vocal Program at 2:30 P.M. Dan Mitchell indicated the Christmas Band Concert will be held 6:30 P.M. on Wednesday, December 21<sup>st</sup>. Both programs are very good and entertaining.
- E) Zoning Ordinance Revision Update: Dan Mitchell indicated we already covered that in the meeting.

8. Zoning Administrator's Report: Terry Knapp reported the following:

- 12-06-11 – Mike and Alice O'Leary – 30x60 accessory build. – 1856 Brass Road  
Issued Permit #ZCP120611, copy to assessor.
- 11-17-11 – Peter Carello – request for land division information – S. Republic  
Provided ordinance and contract information.
- 11-23-11 – Brian Anderson – requested trailer and mobile home ordinances – Co Rd 601  
Provided copies of ordinances.
- 12-01-11 – Paul Rand – request for land division information – Chief Lake  
Provided ordinance and contact information.
- 12-06-11 – Jack Mattila – request information for entry addition – Co Rd 601  
Provided ordinance and contact information.

9. Old Business:

- A) Revision of Commission By-Laws: There was discussion on the proposed revision of the P.C. membership. Jim Brennan made a motion that the P.C. shall go from seven to five members, appointed on a rotating basis of 2,2,1; with terms as follows:
  - Three year terms: 2012-2015 for Bill Bergin and Jim Brennan;
  - Two year terms: 2012-2014 for Dan Mitchell and Tom Sandblom;
  - Tom Feldhusen serves without a term as the Township Board representative;The motion was seconded by Bill Bergin. The motion passed.
- B) Final approval of Zoning Maps: Tom Sandblom and Jim Brennan worked on the draft of the District Zoning Maps. Dan Mitchell reviewed the Draft and felt it was accurate as did Tom and Jim. After some discussion, Jim Brennan made a motion to approve the District Zoning Map. Dan Mitchell seconded the motion. The motion passed. The Zoning Map will now be sent on to Jim Kippala, who will complete the Property Boundary Overlay. Michelle at CUPPAD will complete the Digital Version.

10. New Business:

Dan Mitchell spoke about a periodical entitled The Michigan Township News. It is available on line to P.C. members and has some good articles in it worth reading.

Jim Brennan gave a brief report on the most recent TIFFA meeting and their efforts to prepare a report on expenses they have incurred, as well as their desire to purchase the DAM.

11. Public Comment: None

12. Adjourn: Jim Brennan made a motion to adjourn the meeting at 7:26 P.M.

Respectfully Submitted,  
Bill Bergin, Recording Secretary